



PLANNING & ZONING
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 2432
ORANGE BEACH, ALABAMA 36561



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, February 12, 2024, 4:00 PM
City Hall, City Council Chamber
4099 Orange Beach Boulevard**

- A. CALL TO ORDER**
- B. INVOCATION**
- C. PLEDGE OF ALLEGIANCE**
- D. ROLL CALL**
- E. APPROVAL OF AGENDA**
- F. CONFLICTS OF INTEREST**
- G. APPROVAL OF MINUTES AND CERTIFIED RECORDS**

- 1. Approval of minutes from the Regular Meeting on January 8, 2024.

H. PUBLIC HEARINGS

1. Case Nos. 0103-PUD-04 and 0704-PUD-04, Reversion of the Bama Bayou Planned Unit Development Master Plan

Pursuant to Section 7.08 of the Orange Beach Zoning Ordinance, the Community Development Department requests recommendation to the City Council to repeal Case No. 0103-PUD-04 (Ordinance No. 2004-792) and Case No. 0707-PUD-04 (Ordinance No. 2004-818) to rescind the Planned Unit Development zoning for the Bama Bayou PUD and parcel PINS 228840, 300713, 69654, 234423, 285653, 232649, and 285612. The zoning will return to the original zoning classification of General Business (GB).

2. Case No. 1108-ZT-23, Zoning Text Amendment, Section 5.28, Storage on Vacant Residential Lots

The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to add a new section to Article 5 of the Orange Beach Zoning Ordinance regarding the storage of vehicles, boats, trailers, recreational vehicles, materials, etc. on vacant residential lots. *Deferred from the Regular Meeting on January 8, 2024.*

3. Case No. 0203-SD-24, The Wharf Landing, Phase 1 Subdivision

Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC and Intracoastal Investments LLC, request approval of **Preliminary and Final Minor Subdivision** to

replat 105+ acres into three lots. The property is located on the east side of the Foley Beach Express and Brown Lane along the Intracoastal Waterway.

4. Case No. 0204-PUD-24, Admiral Self Storage PUD

Sawgrass Consulting LLC, on behalf of Collins Enterprises and Cactus Properties LLC, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 3.14 acres to Planned Unit Development (PUD) for an enclosed self-storage facility. The property is located at 4251 Orange Beach Boulevard at the northwest corner of the intersection of Orange Beach Boulevard and Rose Lane.

5. Case No. 0205-PUD-24, Mill's Row Beachside Cottage Community PUD

Rockpoint Development LLC, on behalf of Isle of Wight Property Development LLC, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 0.89 acres from Neighborhood Business (NB) to Planned Unit Development (PUD) for a residential development containing 16 townhome units. The property is located at 25086, 25100 and 25122 Perdido Beach Boulevard.

I. SITE PLAN REVIEWS

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. Case No. 0201-SD-24, Sampson Replat, Resubdivision of Parcel Four

Engineering Design Group, on behalf of Alan & Donna Burns and Silver Shaft LLC, requests approval of **Preliminary and Final Minor Subdivision** to relocate the lot line between Property PINS 14315 and 16085. The properties are located at 28633 and 28675 Sampson Avenue in the Single-Family Residential (RS-1) zoning district.

2. Case No. 0206-PUD-24, Seaward Cottages PUD

Lieb Engineering Company, on behalf of Intracoastal Land LLC, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 3.3 acres from Industrial (I-1) to Planned Unit Development (PUD) for a single-family residential subdivision containing nine lots. The property is located at 22321 Canal Road.

3. Case No. 0207-PUD-24, OBA Boat Rental PUD

Brandon Harris, on behalf of JSB OB 25991 & 25955 W Perdido Ave. LLC, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone Lots 1 and 2, Block 4, Gulf Bay Tracts Subdivision from Single-Family Residential (RS-2) to Planned Unit Development (PUD) for a proposed boat rental business. The property is located at 25991 and 25995 West Perdido Avenue.

4. OTHER BUSINESS

5. PUBLIC COMMENTS

6. ADJOURN